

Chairperson Roberts called the regular meeting to order at 6:30 p.m. All seven commissioners were present. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

### Changes to the Agenda

There were none

### Minutes

Commissioner Jahn mentioned that diameter should be included within the statements containing 2" trees.

Commissioner Raley motioned to accept the minutes as submitted by the secretary with the above mentioned changes from the last Planning Commission Regular Meeting that was held on October 6<sup>th</sup>, 2008. Commissioner Dearmin seconded the motion. All were in favor and the motion carried.

### Citizen Comments

There were none.

### Esau Minor Subdivision ~ located at 1747 G Road

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

#### ***Request***

*The applicant is requesting that Planning Commission recommend approval of the Esau Minor Subdivision, which proposes to subdivide approximately 6.19 acres into 2 lots.*

*This lot split is under review as a minor subdivision because it is not "part of a subdivision plat that has been approved and/or accepted by the City or Delta County".*

*The property's zone district is A-1, which is intended "to provide a district with a rural atmosphere for residential uses and agriculturally related uses".*

#### ***Staff Recommendations***

*Staff review has found the plat to substantially comply with the minor subdivision requirements of section 16.04.090, with the exception of needing to install a fire hydrant along G Rd.*

*However, the following are non-conformities with the design standards of section 16.04.070:*

*As it exists now, the parcel has the following irregularities/nonconformities:*

- 1. The south portion of the parcel fronting G Rd is approximately 40'*
- 2. The ditch divides the property irregularly*
- 3. The west portion of the parcel fronting Hartig Dr appears to be wetlands.*
- 4. Some parcel boundaries are not perpendicular or parallel with street frontages*
- 5. The lot depth to width ratio is difficult to determine (the City Code requires a 3:1 ratio).*

*Items to consider if the property is subdivided as proposed:*

- 1. Because of the wetlands area fronting Hartig Dr., access to the west lot would be through an easement upon the neighbor's property.*

**Esau Minor Subdivision ~ located at 1747 G Road continued...**

*Items to consider if the property is subdivided as proposed continued:*

- 2. The 3:1 lot depth to width ratio requirement would be difficult to apply because of the existing parcel shape.*
- 3. The requirement of parcel boundaries to be perpendicular or parallel with street frontages would be difficult to apply because of the existing parcel shape.*
- 4. Lot 1 would become a flag lot with less than the required 50' street frontage. The City Code allows flag lots in cases of extreme topography.*

*Because of the existing shape of the parcel, the wetlands area, and the ditch that irregularly divides the property, staff recommends careful consideration of the Esau Minor Subdivision.*

*If the Planning Commission recommends approval, staff recommends that it be contingent upon satisfaction of the following:*

- 1. Corrections need to be made to the plat as redlined and according to staff comments. Once corrected, the applicant will need to provide 2 mylar sets of signed plats.*
- 2. Appropriate fees, such as PILP and water tap fees shall be received prior to recording the final plat.*
- 3. A fire hydrant must be installed along G Rd prior to recording the final plat.*
- 4. The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.*
- 5. Final plat approval shall expire 90 days from the date of such approval.*

***Example Motion***

*I move that Planning Commission recommend **approval/disapproval** of the Esau Minor Subdivision **contingent** upon the following:*

- 1. Staff recommendations as outlined in this report.*
- 2. Planning Commission recommendations (if any).*

Commissioner Dearmin asked if the City is willing to dig and install a fire hydrant within G Rd.

Mr. Shoopman replied yes, because in this particular situation the City is improving water lines in the immediate area. The City may negotiate a payment in lieu of installation.

Commissioner Dearmin asked if there is any sidewalk in the area.

Mr. Shoopman answered no.

Commissioner Raley asked if there will be enough time to install the fire hydrant prior to the expiration of plat approval.

Mr. Shoopman stated that the utilities director expects the project to be completed within the next two months.

Commissioner Burnett asked for further clarification of the expiration time of the approved plat.

Mr. Shoopman explained that the 90 day expiration time will begin immediately following City Council's approval.

There was discussion of the 3:1 lot depth to width ratio requirement of the City Code.

Commissioner Dearmin asked about the requirement of the City Code that lots have 50' of street frontage.

**Esau Minor Subdivision ~ located at 1747 G Road continued...**

Mr. Shoopman explained described the parcels existing street frontage, accesses and easements.

Chairperson Roberts requested the applicant's presentation.

Dwight Esau, 1747 G Road, stated that his intentions are to sell the proposed lot and move the existing mobile home and place a brand new home in its place. Through pictures on his PowerPoint presentation he explained in detail the layout of the land.

There was discussion about the width of the ditch right-a-way and of the width of the access easements.

Commissioner Bell asked if there would be potential to further subdivide the lots being proposed today. He stated concern of the G Rd access being within the ditch easement area.

Mr. Esau stated that because of the 50' street frontage requirement it would not be possible to create any more lots from either of the proposed lots.

Commissioner Bell stated that something could be done for the access of the proposed west lot. He asked if there was any opportunity to bridge the ditch. He concluded that other access ideas should be sought.

Chairperson Roberts requested public comment. There was none.

There was discussion about the lot's depth.

Commissioner Raley stated concern that both parcels have access issues.

Mr. Shoopman stated that no new non conformities will be created. He reminded the Commission that the accesses are both existing and used, and that there are no set back requirements from easements.

The future subdivision potential of the parcel was further discussed.

Mr. Black stated that the current shape of the existing parcel is odd. He affirmed the accesses are odd but exist and are being used. At building permit the access will be reviewed again for emergency vehicles. He affirmed that a major street would have to be dedicated in order to further subdivide the proposed lots. He suggested using a plat note to restrict further subdividing.

Commissioner Jahn motioned that Planning Commission recommend approval of the Esau Minor Subdivision contingent upon staff's recommendations as outlined in their report. Commissioner Raley seconded the motion. All were in favor with the exception of Commissioner Bell whom voted nay.

**Commissioner Comments**

Commissioner Bell asked if a letter had been sent to our consultant of the Comprehensive Plan Update.



**Staff Comments**

Mr. Black thanked PC for all there hard work and dedication as volunteers.

Chairperson Roberts asked if there would be a combined meeting with City Council in January.

Staff stated they were open to suggestions.

Chairperson Roberts stated that it would be up to City Council preference.

Meeting adjourned at 7:16 p.m.

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Lee A. Barber, Executive Secretary  
Community Development